

COMPLETION AND SATISFACTION
CERTIFICATE

I, Kane Simonian, hereby certify that I am the Executive Director of Boston Redevelopment Authority, a public body politic and corporate created pursuant to the General Laws of the Commonwealth of Massachusetts, Chapter 121, Section 26QQ, as successors to Boston Housing Authority with respect to redevelopment and renewal projects including the redevelopment and renewal project on the premises hereinafter described which were conveyed by said Boston Housing Authority to Cerel-Druker Redevelopment Corporation, a duly organized and existing Massachusetts corporation with its principal place of business in Boston, Suffolk County, Massachusetts (hereinafter called "Cerel-Druker"), by deed dated September 12, 1957, recorded with Suffolk Registry of Deeds, Book 7263, Page 345, and filed in the Suffolk Registry District as Document No. 230441, and conveyed by Cerel-Druker to Boston Herald-Traveler Corporation, a duly organized and existing Massachusetts corporation with its usual and principal place of business in said Boston (hereinafter called "Herald") by deed dated September 12, 1957, recorded with said Deeds, Book 7263, Page 351, and filed in said Registry District as Document No. 230442, and further certify with respect to the following described land:-

Two parcels of land situated on or near Albany Street, Troy Street (now known as Traveler Street), Harrison Avenue and Castle Street (now known as Herald Street) in said Boston shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Mass., dated March 6, 1957, Revisions June 26, 1957, recorded with said Registry of Deeds, Book 7263, Page 345.

The FIRST parcel, being shown as Parcel No. 5 on said plan, is bounded and described as follows:-

NORTHWESTERLY by Harrison Avenue, 624.58 feet;
NORTHERLY by the curved intersection of Harrison Avenue and Castle Street, 30.95 feet;
NORTHEASTERLY by Castle Street, 412.31 feet;
EASTERLY by the curved intersection of Castle Street and Albany Street, 31.88 feet;
SOUTHEASTERLY by Albany Street, 155.97 feet;
SOUTHWESTERLY by Parcel No. 6 as shown on said plan, 100 feet;
SOUTHEASTERLY again by said Parcel No. 6 and by Parcels No. 7 and No. 8 as shown on said plan, 333 feet;
NORTHEASTERLY by said Parcel No. 8, 100 feet;
SOUTHEASTERLY by Albany Street, 144.79 feet;
SOUTHERLY by the curved intersection of Albany Street and Troy Street, 31.39 feet;

SOUTHWESTERLY by Troy Street, 412.07 feet; and
WESTERLY by the curved intersection of Troy Street
and Harrison Avenue, 31.43 feet.

Said parcel contains according to said plan 268,913.48 square feet and was conveyed to Cerel-Druker and Herald together with all of the grantor's interest in and to the fee and soil of those portions of said Albany Street, Castle Street, Troy Street and Harrison Avenue adjoining said Parcel No. 5 to the center lines of said streets and avenue.

Portions of the above-described land are registered land and are the premises described in Certificate of Title No. 62826 in the Suffolk Registry District, (now Certificate of Title No. 65498).

The SECOND parcel, being shown in part as a portion of Castle Street on said plan, is bounded and described as follows:-

NORTHWESTERLY by Harrison Avenue, 52.65 feet;
NORTHEASTERLY by land of the New York, New Haven and
Hartford Railroad, 452.20 feet;
SOUTHEASTERLY by Albany Street, 42.35 feet; and
SOUTHWESTERLY by said Parcel No. 5, 452.32 feet.

This parcel was conveyed to Cerel-Druker and Herald subject to such public rights as exist in and over the same as a public highway.

Or however otherwise said parcels or either of them may be bounded or described and be all or any of said measurements or contents more or less.

that Cerel-Druker and Herald have satisfactorily completed all undertakings and have satisfied all the terms and conditions required by and contained in an agreement dated May 15, 1957, between said Cerel-Druker and said Boston Housing Authority. As provided in said deed to Cerel-Druker this certificate is conclusive determination of such satisfactory completion and hereafter said Cerel-Druker, its successors and assigns, are relieved of all further obligations, restrictions and conditions contained in said agreement dated May 15, 1957, as to the premises described herein excepting only such restrictions and covenants set forth in said deed to Cerel-Druker described as intended to run with the land.

Furthermore in accordance with the above and the provisions contained in said deed to Herald this certificate is conclusive determination that Herald has satisfactorily completed all undertakings and has satisfied all the terms and conditions required by and contained in an agreement dated June 13, 1957, between Cerel-Druker and Herald excepting only such restrictions and covenants set forth in said deed to Herald described as intended to run with the land.

WITNESS my hand and the seal of Boston Redevelopment Authority
this day of June, 1972.

BOSTON REDEVELOPMENT AUTHORITY

By: _____
Kane Simonian, Executive Director

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

June 1972

Then personally appeared Kane Simonian and acknowledged the foregoing instrument to be the free act and deed of Boston Redevelopment Authority, before me,

My commission expires:

Notary Public

